

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, SEPTEMBER 10, 2003**

PRESENT: Walter L. Alcorn, Commissioner At-Large  
John R. Byers, Mount Vernon District  
Frank de la Fe, Hunter Mill District  
Janet R. Hall, Mason District  
Suzanne F. Harsel, Braddock District  
John B. Kelso, Lee District  
Ronald W. Koch, Sully District  
Ilryong Moon, Commissioner At-Large  
Peter F. Murphy, Jr., Springfield District  
Linda Q. Smyth, Providence District  
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Joan M. DuBois, Dranesville District

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The meeting was called to order at 8:25 p.m. by Chairman Peter F. Murphy, Jr.

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**COMMISSION MATTERS**

Commissioner Byers announced his intention to defer the public hearing on RZ/FDP 2003-MV-023, Centex Homes, from October 9, 2003 to December 4, 2003.

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Commissioner Smyth announced her intention to further defer the decision on RZ 2003-PR-035, BBV Building Companies, from September 11, 2003 to September 18, 2003.

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Commissioner Harsel welcomed and recognized several members of Boy Scout Troop 1508 in the audience this evening. Chairman Murphy added that the boys were working on their citizenship and communication badges.

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Commissioner Alcorn announced that the Environment Committee would meet on Thursday, September 18, 2003 at 7:30 p.m. in the Board Conference Room to discuss the designation of intensely developed areas in Fairfax County in relation to the Chesapeake Bay Preservation Act.

He added that the public was invited and noted that a public hearing on this matter would be held before the Commission on September 25, 2003.

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Commissioner Harsel announced that the Housing Committee would meet on Wednesday, September 17, 2003 at 7:30 p.m. in the Board Conference Room.

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Commissioner Smyth said the Policy and Procedures Committee had met earlier this evening and agreed upon a proposed schedule and public outreach program for the next Area Plans Review cycle, copies of which were distributed to the Commission tonight. She stated her intention to take action on this matter tomorrow evening, September 11, 2003. She announced that the Committee would meet again on Wednesday, September 24, 2003 at 7:00 p.m. in the Board Conference Room to discuss proposed Code Amendments concerning PDH Districts and open space.

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Commissioner Murphy noted that copies of architectural elevations for site plan #7656-SP-15, Summit Fairfax Corner, had been distributed to the Commission tonight for its review in accordance with the proffers associated with FDPA 87-S-039. He announced his intention to take action on this matter tomorrow evening, September 11, 2003.

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Secretary Harsel MOVED THAT THE PLANNING COMMISSION APPROVE THE FOLLOWING 13 SETS OF MINUTES FOR 2002.

February 6, 2002	February 27, 2002	March 13, 2002
February 7, 2002	February 28, 2002	March 14, 2002
February 13, 2002	March 6, 2002	March 20, 2002
February 20, 2002	March 7, 2002	March 21, 2002
February 21, 2002		

Commissioner Kelso seconded the motion which carried unanimously with Commissioner DuBois absent from the meeting.

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RZ 2003-SU-005 - KUSTOM KASTLES LLC (Decision Only)

(The public hearing on this application was held on June 25, 2002. A complete verbatim transcript of the decision made is in the date file.)

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2003-SU-005, SUBJECT TO THE PROFFERS CONSISTENT WITH THOSE DATED SEPTEMBER 2, 2003.

Commissioner Byers seconded the motion which carried by a vote of 10-0-1 with Commissioner Moon abstaining; Commissioner DuBois absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE MINIMUM DISTRICT SIZE REQUIREMENT.

Commissioner Byers seconded the motion which carried by a vote of 10-0-1 with Commissioner Moon abstaining; Commissioner DuBois absent from the meeting.

Commissioner Koch MOVED THAT WE RECOMMEND THE BOARD OF SUPERVISORS WAIVE THE PUBLIC FACILITIES MANUAL STANDARDS TO ALLOW 80 PERCENT OF THE LOTS IN THE SUBDIVISION TO BE PIPESTEM LOTS.

Commissioner Byers seconded the motion which carried by a vote of 9-0-2 with Commissioners Moon and Hall abstaining; Commissioner DuBois absent from the meeting.

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#### ORDER OF THE AGENDA

Secretary Harsel set the following order for the agenda:

1. PCA 78-S-063-3 - WESTFIELDS CORPORATE CENTER ASSOCIATES LP
2. PCA 2001-BR-028 - ZION NEIGHBORHOODS LLC
3. SEA 93-Y-005-2 - VAN, LLC
4. RZ 2003-BR-017 - EASTWOOD PROPERTIES, INC.
5. RZ 2003-SU-028 - MICHAEL A. AND MARIE K. RICCIARDI

This order was accepted without objection.

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PCA 78-S-063-3 - WESTFIELDS CORPORATE CENTER ASSOCIATES LP  
- Appl. to amend the proffers for RZ 78-S-063 previously approved for office development to amend the proffers concerning road phasing with an overall Floor Area Ratio (FAR) of 0.50. Located N. and S. of the intersection of Westfields Blvd., Sully Rd. and Stonecroft Blvd. on approx. 248.78 ac. of land zoned I-3 and WS. Comp. Plan Rec: Mixed use. Tax Map 44-1 ((1)) 6; 44-1 ((4)) 35; 44-3 ((1)) 10A, 15; 44-3 ((6)) 7, 14E and 21F. SULLY DISTRICT. PUBLIC HEARING.

Carson Lee Fifer, Jr., Esquire, with McGuire, Woods, reaffirmed the affidavit dated August 28, 2003. There were no disclosures by Commission members.

Tracy Swagler, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the applications.

Mr. Fifer explained that the purpose of this application was to clarify the provisions regarding road improvements in Proffer 9 of the original rezoning for the subject property. He offered to answer any questions.

In response to questions from Commissioner Koch, Ms. Swagler confirmed that the outstanding issue regarding dedication of right-of-way and easements did not alter staff's position of approval.

In response to questions from Commissioner Koch, Mr. Fifer explained that the outstanding issue had been raised by the Virginia Department of Transportation (VDOT) and appeared to be covered by an existing three-party agreement made in 1987 between the owners of Westfields, Fairfax County and VDOT. He added that VDOT had revised its plans since 1987 and had not yet completed its review of the current situation, but he fully expected the results to satisfy staff's concerns.

Mr. Fifer responded to questions from Commissioners Alcorn, Hall, de la Fe and Harsel regarding the outstanding issue. He explained that the 1987 agreement was a separate transaction outside of the zoning process.

In response to questions from Commissioner Koch, Mr. Fifer confirmed that the intersection in question was very important to the overall development of Westfields, that this application had been filed in February 2002, and that numerous meetings had been held to discuss the issue.

Commissioner Koch announced his intention to defer decision in the hope of resolving the outstanding issue prior to the Board of Supervisors' hearing on September 29, 2003.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There were no comments or questions from the Commission or closing staff remarks, therefore he closed the public hearing and recognized Commissioner Koch for a deferral motion. (A verbatim excerpt is in the date file.)

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Commissioner Koch MOVED THAT WE DEFER, FOR DECISION ONLY, LEAVING THE WRITTEN RECORD OPEN, APPLICATION PCA 78-S-063-3, UNTIL SEPTEMBER 24, 2003.

Commissioner Byers seconded the motion which carried unanimously with Commissioner DuBois absent from the meeting.

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PCA 2001-BR-028 - ZION NEIGHBORHOODS LLC - Appl. to amend the proffers for RZ 2001-BR-028 previously approved for residential development to permit the addition of one lot, the elimination of a stormwater management pond and site modifications at a density of 2.39 dwelling units per acre (du/ac). Located in the S.E. quadrant of Zion Dr. and Laura Belle La. on approx. 8.80 ac. of land zoned PDH-3. Comp. Plan Rec: 2-3 as an option. Tax Map 68-4 ((1)) 48, 49, 50A; 68-4 ((4)) A1, C, D, 1; 77-2 ((26)) 1-3. BRADDOCK DISTRICT. PUBLIC HEARING.

Robert Lawrence, Esquire, with Reed, Smith, reaffirmed the affidavit dated July 31, 2003. There were no disclosures by Commission members.

Bill Mayland, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the application.

In response to questions from Commissioner Harsel, Mr. Mayland confirmed that the application showed 24 percent pipestem lots when only 20 percent was allowed under Zoning Ordinance regulations and the applicant was therefore requesting a waiver.

Mr. Lawrence explained that the applicant's proposal was essentially the same as that previously approved, with the exception of an additional lot created as a result of a stormwater maintenance area no longer being needed. He added that the revised development plan provided additional tree save area.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There were no comments or questions from the Commission or closing staff remarks, therefore he closed the public hearing and recognized Commissioner Harsel for action on this application. (A verbatim excerpt is in the date file.)

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Commissioner Harsel MOVED THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE PCA 2001-BR-028, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE CONTAINED IN APPENDIX 1 OF THE STAFF REPORT DATED AUGUST 27, 2003.

Commissioner Byers seconded the motion which carried unanimously with Commissioner DuBois absent from the meeting.

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION APPROVE FDPA 2001-BR-028, SUBJECT TO THE BOARD'S APPROVAL OF PCA 2001-BR-028 AND THE FINAL DEVELOPMENT PLAN CONDITIONS IN APPENDIX 2 OF THE STAFF REPORT DATED AUGUST 27, 2003.

Commissioner Byers seconded the motion which carried unanimously with Commissioner DuBois absent from the meeting.

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT DIRECT THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES TO APPROVE A WAIVER OF THE PUBLIC FACILITIES MANUAL STANDARDS TO ALLOW 24 PERCENT OF THE LOTS IN THIS SUBDIVISION TO BE PIPESTEMS.

Commissioner Byers seconded the motion which carried unanimously with Commissioner DuBois absent from the meeting.

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SEA 93-Y-005-2 - VAN, LLC - Appl. under Sect. 4-804 of the Zoning Ordinance to amend SE 93-Y-005 previously approved for a fast food restaurant to permit modifications to development conditions. Located at 5931 Fort Dr. on approx. 1.36 ac. of land zoned C-8, HC, SC and WS. Tax Map 54-4 ((5)) 1A. SULLY DISTRICT. PUBLIC HEARING.

Keith Martin, Esquire, with Walsh, Colucci, Lubeley, Emrich and Terpak, reaffirmed the affidavit dated September 3, 2003. There were no disclosures by Commission members.

Kristen Shields, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended denial of the application because of non-conformance with the Zoning Ordinance standard requiring compatibility of uses.

Commissioner Koch commented that the subject property was zoned C-8 and located adjacent to various office and commercial uses, including a 12-story hotel under construction, a 2-story Burger King across the street and a four-lane road, Route 28.

Mr. Martin explained that the applicant was requesting permission to open the McDonald's restaurant at 4:00 a.m., one hour earlier than the currently approved opening time. He said staff's review of this simple request had raised other issues that the applicant had addressed to the satisfaction of the Western Fairfax County Citizens Association. He noted that the applicant's proffers included tinting upper level windows to reduce the effect of interior lighting, removal of painted depictions of McDonald's characters on the windows that neighbors found objectionable, and disconnection of the power source to the roof rib lighting.

Commissioner Koch said he recently arose early for a fishing trip and was surprised by the amount of traffic on Route 28. He said if the traffic was there, the need for earlier opening was there. He added that a townhouse development in the area would not be adversely affected by this restaurant opening one hour earlier and that approval of this application would not set a precedent because each application before the Planning Commission was reviewed on a case-by-case basis.

In response to a question from Commissioner de la Fe, Ms. Shields said Proffer 12 would be corrected to indicate that the restaurant would be open on Sunday.

In response to a question from Commissioner Wilson, Mr. Martin said the parking lot lights would be reviewed prior to issuance of a non-residential use permit and Ms. Kristen Abrahamson, Senior Staff Coordinator, pointed out that Proffer 13 required compliance with the recently-approved lighting standards.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There were no comments or questions from the Commission or closing staff remarks, therefore he closed the public hearing and recognized Commissioner Koch for action on this application. (A verbatim excerpt is in the date file.)

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Commissioner Koch MOVED THAT WE RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA 93-Y-005-2, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED SEPTEMBER 10, 2003 WITH A CORRECTION TO PROFFER 12 TO INDICATE THAT THE STORE WILL BE OPEN ON SUNDAY.

Commissioner Hall seconded the motion which carried unanimously with Commissioner DuBois absent from the meeting.

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RZ 2003-BR-017 - EASTWOOD PROPERTIES, INC. - Appl. to rezone from R-1 to R-2 to permit residential development at a density of 1.57 dwelling units per acre (du/ac). Located on the E. side of Ox Rd., approx. 200 ft. N. of Zion Dr. on approx. 1.27 ac. of land. Comp. Plan Rec: 1-2 du/ac. Tax Map 68-3 ((1)) 8A. BRADDOCK DISTRICT. PUBLIC HEARING.

Gregory Riegle, Esquire, with McGuire, Woods, reaffirmed the affidavit dated February 27, 2003. There were no disclosures by Commission members.

Kristen Shields, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

In response to a question from Commissioner Harsel, Ms. Shields confirmed that the most recent set of proffers was dated September 8, 2003.

Mr. Riegle explained that the applicant proposed a conventional subdivision with two homes on 1.27 acres, resulting in a density of 1.6 dwelling units per acre in a development that was compatible with adjacent existing homes. He listed the following benefits to be provided:

- full contributions to schools and parks,
- extensive landscaping,
- reasonable tree save, and
- drainage improvements.

In response to a question from Commissioner Harsel, Mr. Riegle confirmed that the lots would be approximately 26,000 square feet in area.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There were no comments or questions from the Commission or closing staff remarks, therefore he closed the public hearing and recognized Commissioner Harsel for action on this application. (A verbatim excerpt is in the date file.)

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Commissioner Harsel MOVED THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE REZONING 2003-BR-017, SUBJECT TO THE EXECUTION OF PROFFERS WE RECEIVED THIS EVENING DATED SEPTEMBER 8, 2003.

Commissioner Hall seconded the motion which carried by a vote of 8-0-1 with Commissioner Moon abstaining; Commissioners Alcorn and Byers not present for the vote; Commissioner DuBois absent from the meeting.

Commissioner Harsel MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS A MODIFICATION OF THE SIDEWALK REQUIREMENT TO PERMIT THE EXISTING 8-FOOT WIDE ASPHALT TRAIL TO REMAIN ON THE FRONT OF THE SITE.

Commissioner Hall seconded the motion which carried by a vote of 8-0-1 with Commissioner Moon abstaining; Commissioners Alcorn and Byers not present for the vote; Commissioner DuBois absent from the meeting.

Commissioner Harsel MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT WAIVE THE SERVICE DRIVE REQUIREMENT ON THE FRONT OF THE SITE.



Commissioner Hall seconded the motion which carried by a vote of 8-0-1 with Commissioner Moon abstaining; Commissioners Alcorn and Byers not present for the vote; Commissioner DuBois absent from the meeting.

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RZ 2003-SU-028 - MICHAEL A. AND MARIE K. RICCIARDI - Appl.  
to rezone from R-1, R-3 and WS to R-3 and WS to permit cluster  
residential development at a density of 2.54 dwelling units per acre (du/ac)  
and waivers of the minimum district size and open space requirements.  
Located on the W. side of Old Clifton Rd. at its intersection with Clifton  
Rd. on approx. 3.15 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 66-  
1 ((2)) 1 and 2. SULLY DISTRICT. PUBLIC HEARING.

Lynne Strobel, Esquire, with Walsh, Colucci, Lubeley, Emrich and Terpak, reaffirmed the affidavit dated August 8, 2003. There were no disclosures by Commission members.

Kristen Shields, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

Ms. Strobel said the applicant proposed a cluster subdivision with eight homes on 3.147 acres, resulting in a density of 2.54 dwelling units per acre, a development compatible with the surrounding uses and in accord with the recommendations of the Comprehensive Plan. She explained that the County had requested a stormwater management pond on the subject property, leading to the applicant's decision to propose cluster development. She maintained that the proposed tree preservation plan, including 34 percent open space, and the public benefit provided by the innovative, low-impact design for the pond supported the applicant's request for cluster development. She said the application had the support of the Western Fairfax County Citizens Association.

In response to questions from Commissioner Byers, Ms. Strobel said the applicant met the public facilities criteria through a proffer of an in-kind contribution of services for schools and dedication of approximately 12,500 square feet of the subject property for the stormwater management pond. She acknowledged that there was no separate proffer addressing parks.

Ms. Strobel and Kristen Abrahamson, Senior Staff Coordinator, responded to questions from Commissioner Wilson regarding the waiver required because of the number of pipestems lots proposed and the benefits gained by allowing them.

In response to questions from Commissioner Moon, Ms. Strobel confirmed that the in-kind contribution of services for schools would benefit Union Mill Elementary School. She did not know if school officials preferred the in-kind contribution over a cash contribution.

Commissioner Kelso said he had personal knowledge of Mr. Ricciardi's expertise in the computer field and applauded his proffer of in-kind contribution of services to the school.

In response to questions from Commissioner Kelso, Ms. Strobel said the grasscrete section of roadway on the subject property was for emergency vehicle access.

Chairman Murphy called the first listed speaker and recited the rules for public testimony.

Robert Roman, 13301 Sturno Drive, Clifton, spoke in opposition. He was concerned about the number of waivers requested and the lack of sufficient buffering between his neighborhood and the new homes. Mr. Roman said the proposed lot layout was incompatible with existing homes.

David Guill, 13305 Green Mallard Court, Clifton, said the proposed development was not in harmony with the surrounding area. He said more open space should be provided on the subject property and that parking provisions were inadequate.

In response to questions from Commissioner Koch, Mr. Guill said he could not say how many homes should be allowed. Commissioner Koch pointed out that no buffering was required between like uses.

William Kilpatrick, 13301 Green Mallard Court, Clifton, was opposed to the application. He expressed his concern about drainage problems in the area that had led to road erosion, mosquito breeding, odors, and leaching of heavy metals into the soil.

In response to questions from Commissioner Koch, Mr. Kilpatrick said there were no changes that could be made to the application within the next week that would convince him to support the proposal. He maintained his objections to the cluster design and the lack of buffering. He said the new homes would not be compatible with or as attractive as existing homes nearby. Commissioner Koch noted that that he had received five letters from residents in the immediate area that expressed no objections and that the applicant would be living in one of the proposed homes. Mr. Kilpatrick nevertheless reiterated his opposition.

Debra Noviello, 5613 Clifton Road, Clifton, explained that her property was across the street from the proposed development and that she supported the applicant's plan.

Deborah Kilpatrick, 13301 Green Mallard Court, Clifton, spoke in opposition. She concurred with the objections raised by her husband and said they were not alone in their opposition, but that unfortunately, the other neighbors had been unable to attend tonight's meeting.

In response to questions from Commissioners Hall and de la Fe, Ms. Abrahamson pointed out the pipestem driveways on the development plan and reiterated that the grasscrete section was for emergency access only and was not intended to be a permanent connection of the two streets, thereby creating a loop.

Ms. Abrahamson responded to questions from Commissioners Smyth, Wilson and Byers about potential parking problems. Ms. Abrahamson said the parking situation was no different than that found in many townhouse developments in Fairfax County. She said the applicant had at one time shown a visitor parking area on the plan and staff had asked that it be removed because it infringed on a tree save area. She said that additional paving on the subject property would defeat the purpose of a cluster subdivision.

Chairman Murphy commented that this was an environmentally sensitive piece of land and complimented staff on the environmental analysis in the staff report. He added that further review of the proposal would take place during the site plan process conducted by engineers in the Department of Public Works and Environmental Services (DPWES). Ms. Abrahamson explained that this application was going through concurrent processing and had already been reviewed preliminarily by DPWES.

In response to questions from Commissioner Wilson, Ms. Abrahamson said that gravel shoulders along the driveways for parking would probably not be possible with the roadside swales proposed.

To clarify this issue, Steve Gleason, landscape architect for the applicant, agreed that gravel shoulders were not compatible with swales, but noted that swales were not needed on both sides of the street. He explained the difference between private streets and combination pipestem driveways and pointed out that the applicant's proposal more than met the best management practices defined in the Zoning Ordinance.

Commissioners Wilson, Smyth, Mr. Gleason, and Ms. Abrahamson held a discussion about the location and maintenance of stormwater management facilities and DPWES's policies on those facilities. Commissioner de la Fe pointed out that Appendix 6 of the staff report noted that conservation easements for water quality control purposes were not permitted on private lots.

There being no further comments or questions at this time, Chairman Murphy called upon Ms. Strobel for a rebuttal statement.

Ms. Strobel explained that the applicant's representative's had examined stormwater management issues extensively and determined that the proposed cluster lot layout was the best solution. She noted that no transitional screening was shown or required on a previously approved development plan for three homes on a portion of the subject property.

In response to questions from Commissioner Koch, Ms. Strobel explained that Proffer 2b included an option for escrowing funds for construction of a sidewalk because there was no existing sidewalks to extend or connect to and no need to build one at this time.

In response to questions from Commissioner Wilson, Ms. Strobel acknowledged a trail could be constructed in lieu of a sidewalk.

Chairman Murphy suggested that the last sentence of Proffer 7b be deleted. Ms. Strobel agreed.

In response to questions from Commissioner Koch, Ms. Strobel said that the plan showed, and Proffer 6d required, that the homes on lots 5 and 6 would face Old Clifton Road.

There were no further comments or questions from the Commission and Ms. Shields had no closing staff remarks, therefore Chairman Murphy closed the public hearing and recognized Commissioner Koch for action on this application. (A verbatim transcript is in the date file.)

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Commissioner Koch MOVED THAT WE RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2003-SU-028, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED SEPTEMBER 8, 2003.

Commissioner Kelso seconded the motion which carried by a vote of 9-1 with Commissioner Byers opposed, Commissioner Alcorn not present for the vote; Commissioner DuBois absent from the meeting.

Commissioner Koch MOVED THAT WE RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE MINIMUM SEVEN-ACRE DISTRICT SIZE FOR CLUSTER SUBDIVISIONS, PURSUANT TO SECTION 9-610 OF THE ZONING ORDINANCE.

Commissioner Kelso seconded the motion which carried by a vote of 9-1 with Commissioner Byers opposed, Commissioner Alcorn not present for the vote; Commissioner DuBois absent from the meeting.

Commissioner Koch MOVED THAT WE RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE MODIFICATION OF THE REQUIREMENT FOR CLUSTER SUBDIVISION TO ALLOW AN OPEN SPACE WIDTH OF LESS THAN 50 FEET AND AN AREA OF LESS THAN ONE ACRE AS SHOWN ON THE GDP, PURSUANT TO PARAGRAPH 4 OF SECTION 2-309.

Commissioner Kelso seconded the motion which carried by a vote of 9-1 with Commissioner Byers opposed, Commissioner Alcorn not present for the vote; Commissioner DuBois absent from the meeting.

Commissioner Koch MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT DIRECT THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES TO APPROVE A MODIFICATION OF THE MAXIMUM

NUMBER OF PIPESTEM LOTS PERMITTED FROM 20 PERCENT TO 62 PERCENT  
AS SHOWN ON THE GDP.

Commissioner Kelso seconded the motion which carried by a vote of 9-1 with Commissioner Byers opposed, Commissioner Alcorn not present for the vote; Commissioner DuBois absent from the meeting.

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The meeting was adjourned at 10:44 p.m.  
Peter F. Murphy, Jr., Chairman  
Suzanne F. Harsel, Secretary

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Gloria L. Watkins

Approved on: April 19, 2006

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Linda B. Rodeffer, Clerk to the  
Fairfax County Planning Commission